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£375,000

, Bracken Way , Ryton , NE40 4XP

36 Bracken Way, Ryton, NE40 4XP

Bracken Way, Ryton, this splendid four-bedroom detached house offers a perfect blend of comfort and space. Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. The property also boasts a delightful conservatory, providing a bright and airy space to enjoy the picturesque views of the expansive rear garden.

The well-appointed kitchen is designed for both functionality and style, making it a wonderful space for culinary creations. With four generously sized bedrooms, this home is perfect for families or those seeking extra space for guests or a home office. The two bathrooms ensure convenience for all residents.

One of the standout features of this property is the very large garden, which offers a serene outdoor retreat, perfect for gardening enthusiasts or for children to play. Additionally, there is parking available for one vehicle, adding to the practicality of this charming home.

Entrance Porch

6'3" x 2'9" (1.91 x 0.85)
Upvc entrance door to porch, laminate wood flooring and central heating radiator.

Entrance Hallway

12'10" x 6'0" (3.92 x 1.83)
Stairs to first floor, central heating radiator, laminate wood flooring, glazed French doors to lounge and understairs cupboard.

Cloaks WC

3'2" x 6'9" (0.99 x 2.06)
WC and wash hand basin set into vanity units, central heating radiator, tiled flooring and Upvc window to front aspect.

Lounge

11'9" x 19'7" (3.60 x 5.99)
Upvc bay window to front and side aspects, central heating radiator, electric fire in decorative surround and French doors to dining room.

Dining Room

9'1" x 12'3" (2.79 x 3.74)
Upvc patio doors to conservatory, central heating radiator and serving hatch to kitchen.

Conservatory

9'3" x 8'6" (2.84 x 2.60)
Upvc conservatory with door to rear garden.

Kitchen

11'9" x 8'2" (3.59 x 2.49)
Wall and base units with laminate work surfaces, 1.5 sink and drainer with mixer tap, plumbed for dishwasher, integral double oven with electric hob and extractor hood, wall mounted combi boiler, Upvc window to rear, tiled splashbacks.

Utility Room

8'0" x 7'6" (2.46 x 2.30)
Wall and base units with laminate work surfaces, 1.5 sink and drainer with mixer tap, plumbed for washing machine, central heating radiator, Upvc door and window to rear, laminate wood flooring and door to garage.

First Floor Landing

6'5" x 12'5" (1.97 x 3.79)
Upvc window to side aspect and linen cupboard.

Bedroom One

11'5" x 11'9" (3.50 x 3.60)
Upvc window to rear aspect, fitted wardrobes and central heating radiator.

Ensuite

5'6" x 6'3" (1.69 x 1.93)
Bath with shower over, WC, wash hand basin, central heating radiator, extractor fan, laminate wood flooring and tiled splashbacks.

Bedroom Two

10'0" x 10'2" (3.06 x 3.12)
Two Upvc windows to front aspect, loft access and central heating radiator.

Bedroom Three

9'9" x 7'6" (2.98 x 2.29)
Upvc window to rear aspect and central heating radiator.

Bedroom Four

8'0" x 6'7" (2.45 x 2.01)
Upvc window to rear aspect with views and central heating radiator.

Bathroom

4'11" x 8'1" (1.52 x 2.48)
Large shower cubicle with glazed screen, WC and wash hand basin set into vanity unit, chrome towel rail, Upvc window to side aspect, shaver point and Upvc window to side aspect.

Garage

17'9" x 8'4" (5.42 x 2.55)
Electric roller door door to utility room and lights and electric.

Front Garden

Large blocked paved driveway and shaped lawn.

Rear Garden

Large rear garden with cover patio, raised patio, large lawns, borders, fruit trees and greenhouse.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

